



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682

(360) 876-7181 FAX (360) 895-4925

HOME PAGE - www.kitsapgov.com/dcd/

ADMINISTRATIVE DECISION

Date: June 4, 2002

Application Date: April 23, 2002

Project: **“CATHERINE TACKES HAIR SALON”**

Type of Application: Minor Home Business Permit #02-306

Request:

This land use proposal would allow the applicant to operate a one-chair hair styling salon from an existing single-family residence. No employees are proposed. Customer contact will take place on an appointment only basis. Business hours shall be 3:00 pm to 8:00pm. Monday through Friday.

Project Location:

NE corner of Southworth Drive and Nokomis in South Kitsap County

Assessor's Account # 4772-000-041-0009

Applicant:

Catherine Tackes
7059 Bayview Drive SE
Port Orchard, Wa 98367

Project Representative:

N/A

Owner of Record:

Same as applicant

SEPA Status:

No SEPA is required for this application.

Physical Characteristics:

The subject parcel is 1.34 acres, developed with a 2, 779 square foot single-family residence.

Existing Zoning:

Rural Residential

Comprehensive Plan Designation:

Rural Residential

Surrounding Land Use and Zoning:

Rural Residential zoning, similar sized parcels developed with single- family residences.

Public Utilities:

Water: Manchester Water
Power: Puget Sound Energy
Sewer: On-site septic Disposal system

Transportation:

Access is provided off of Southworth Drive

Off-Street Parking:

Adequate space is available adjacent to the existing driveway for parking. One space is required for the single- family home and one for a customer.

Public Services:

Police: Kitsap County Sheriff
Fire: Fire Protection District No. 7

Policies and Regulations Applicable to the Subject Proposal:

Kitsap County Code (February 15, 1999)
Section 310. Rural Residential Zone
Section 430. Provisions Applying to Special Uses
Section 520. Appeals

Kitsap County Land Use and Development Procedures Ordinance (May 18, 1998)

Analysis:

Bremerton Kitsap County Health District: A letter dated 5/28/02 recommends approval with conditions.

- The Health District has approved a Commercial Building Site Application for On-Site Sewage Disposal (BSA) on June 12, 2001.
- The business is limited to a part time, one chair salon.
- The house is limited to two occupants, per the proposal.

Kitsap County Development Engineering: A memo dated 5-13-2002 Recommends approval as submitted.

Conditions are necessary for the granting approval of the Home Business Permit to ensure that the use is not or will not become incompatible with surrounding uses.

The proposed development/use is one permitted within the subject zoning designations and complies with all of the applicable provisions of this Ordinance and all other applicable regulations, including prescribed development/performance standards and all applicable development standards and design guidelines.

The proposed development would be harmonious and compatible with existing and future developments within the land use designation and general area.

The subject site is physically suitable for the type, density and intensity of the use being proposed.

Appropriate provisions have been made for the public health, safety and general welfare for open spaces, drainage ways, streets or roads, alleys and other public right-of-ways, transit stops, potable water supply, sanitary waste, parks and recreation, playgrounds, schools and all other relevant facts, including: sidewalks or other planning features that ensure safe walking conditions for students who walk to and from school.

The location, size, design and operating characteristics of the proposed development/use would not be detrimental to the public interest, health, safety, or welfare of the County.

The request to operate a Home business for "Catherine Tackes Salon Hair" must stay within the following requirements for a "Minor Home Business"

Minor Home Business as defined below shall be permitted in all residential zones subject to approval by the Director. Said approval is not transferable to any individuals, future property owner or location.

1. Business uses shall be incidental and secondary to the dominant residential use;

2. The residential character of the building shall be maintained and the business shall be conducted in such a manner as to moderate any outside appearance of a business; The residence shall be occupied by the owner of the business shall not occupy no more than thirty (30) percent of the gross floor area of the residence;
3. The business shall not infringe upon the rights of the neighboring residents to enjoy the peaceful occupancy of their homes.
4. No more that two (2) employees (or independent contractors) are allowed;
5. Non-illuminated signs not exceeding four (4) square feet are permitted, subject to a sign permit approved by the Director;
6. No outside storage shall be allowed; and
8. In order to assure compatibility with the dominant residential purpose, the Director may require:
 - a) Patronage by appointment
 - b) additional off-street parking.
 - c) other reasonable conditions

DECISION:

Based upon the above findings, the request for “Catherine Tackes Home Business Permit “ is approved, subject to the following conditions:

1. Construction alterations or additions shall require a building permit pursuant to current codes.
2. There shall be no activity conducted on the property, which would create hazards of fire, explosion, or other danger, which might adversely affect the use of adjacent properties.
3. The Home Business Permit applies only to the applicant and current property owner, and is not transferable to any other individuals or to any future owners of the property.
4. Sign design and location shall be subject to review under a separate permit.
5. The requirements of the Bremerton-Kitsap County Health District shall be met. (Refer to memo dated.)
6. The requirements of the Kitsap County Development Engineering shall be met. (Refer to memo dated 5-13-02.)

7. Business hours shall be by appointment only as follows:
Monday through Friday 3:00 pm to 8:00pm

Administrative Decision -Tackes Home Business Permit

Page 5 of 5

8. Application is not to be construed as implied approval of more extensive utilization of the site or Approval shall be limited to the proposal as depicted and described in the application.

This Administrative Decision is issued on This Decision of the Director of the Kitsap County Department of Community Development may be appealed to the Kitsap County Hearing Examiner pursuant to Section 120. of the Kitsap County Land Use and Development Procedures Ordinance (May 18, 1998). Appeals must be filed with the Department of Community Development by the close of business on

KS